

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/(954)
797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing, Vacation Application: VA 11-1-06/07-
51/Oak Hollow/3700 SW 136th Avenue

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,
APPROVING VACATION APPLICATION VA 11-1-06 "OAK HOLLOW"
VACATING PORTIONS OF RIGHTS-OF-WAY; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The petitioner (Pillar Consultants, Inc.) proposes to vacate existing fifteen (15) foot right-of-way. .Presently, there are no plans for roadway construction within this right-of-way, nor for this location. This vacation of the right-of-way will allow seven property owners of single-family lots extra square footage to their property. While members of staff and Open Space Advisory Committee have expressed a desire to require that the 15 foot area continue to provide a vegetated buffer between the houses and the trail, it should be recognized that the area will not be under the control of a single entity (i.e. Home Owner's Association) but rather with each individual lot owner.

PREVIOUS ACTIONS: n/a

CONCURRENCES: At the July 28th, 2008 Open Space Advisory Committee meeting, a motion was made by Mr. Burgess, seconded by Mr. Greenbaum, to support vacating the right-of-way on the southern boundary of Oak Hollow Estates, subject to the Declaration of restrictive Covenant in the public record on each property, providing that no native trees are remove, no invasive exotic plants are installed, and no fence or structures are installed within the fifteen-foot property vacated to the property owner. In a voice vote, the motion passed with Ms. Greck opposed.

At the August 27, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to table to September 10, 2008. In a voice vote, with Mr. Busey being absent, all voted in favor. (**Motion carried 4-0**)

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S): Staff finds the application complete and suitable for transmittal to the Town Council for further consideration subject to the completion of this vacation application through Broward County's process.

Attachment(s): Ordinance, Staff Report

ORDINANCE _____

ORDINANCE OF THE TOWN OF DAVIE, FLORIDA,
APPROVING VACATION APPLICATION VA 11-1-06
“OAK HOLLOW” VACATING PORTIONS OF RIGHT-
OF-WAY; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the petitioner proposes to vacate an existing fifteen (15) foot right-of-way (Per P.B. 2, PG. 17 D.C.R.)

WHEREAS, the proposed Vacation Application for “Oak Hollow” was considered by the Town of Davie Planning and Zoning Board on August 27, 2008;

WHEREAS, vacation of this right-of-way will not adversely affect access to adjoining properties and will not be in conflict with the public interest; and,

WHEREAS, the Town Council of the Town of Davie authorized the publication of a notice of a public hearing as required by law, and a public hearing was held on the date of the adoption of this ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE FLORIDA:

SECTION 1. That the right-of-way herein after described be vacated:

- a. The subject property is described in Exhibit “A”, which is attached hereto and made a part hereof;

SECTION 2. All Ordinances or parts of Ordinances in conflict herewith are to the extent of such conflict hereby repealed.

SECTION 3. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion of this Ordinance.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS _____ DAY OF _____, 2008.

PASSED ON SECOND READING THIS _____ DAY OF _____, 2008.

ATTEST:

MAYOR/COUNCILMEMBER

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2008.

Exhibit "A"

Application: VA 11-1-06/07-51/Oak Hollow

Original Report Date: 08/11/08

Revision(s): 8/28/08

TOWN OF DAVIE

Development Services Department

Planning & Zoning Division

Staff Report and Recommendation

Applicant Information

Petitioner:

Name: Pillar Consultants, Inc.

Address: 5230 University Drive, Suite 104

City: Davie, Florida 33328

Phone: (954) 680-6533

Background Information

Date of Notification: August 20, 2007 **Number** **of**
Notifications: 134

Application Request: The petitioner requests to vacate an existing fifteen (15) foot right-of-way (Per Plat Book 2, Page 17 Dade County Records)

Address: 3700 SW 136th Avenue

Location: Generally located at the south property line of lots 7 through 13 of Oak Hollow Estates, east side of 136th Avenue.

Future Land Use Plan Map: Residential 1 DU/Acre

Existing Zoning(s): A-1, Agricultural District

Existing Use(s): Town of Davie Right-of-Way

Proposed Use(s): Increase square footage for residential lot sizes

Parcel Size: 0.44 Acre (19,360.65 sq. ft.)

Proposed Density: n/a

Surrounding Use(s):

North: Vacant (Hicks Estates)
DU/AC)

Surrounding Land
Use Plan Map

Designation(s):

Residential (1

South: DU/AC)	Single-family residential (Imagination Farms)	Residential	(1
East:	Flamingo Environmentally Sensitive Land Site	Conservation	
West: DU/AC)	Single-family residential	Residential	(1

Surrounding Zoning(s):

North:	A-1, Agricultural District
South:	E, Estate District
East:	RS, Recreation and Open Space District
West:	R-1, Estate Dwelling District

Zoning History

Related zoning history:

Plat Application (P 7-1-06), in 2001, the Town Council approved Plat “Oak Hollow Estates”. The Plat note restricted the plat to thirteen (13) detached single family unit.

Site Plan Application (SP 12-3-02), in 2001, the Town Council approved Site Plan for thirteen (13) detached single family units.

Concurrent Request(s) on same property: none

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-24 (I)(1)), the A-1, Agricultural District is intended to implement the Agricultural and residential one (1) unit per acre classification of the Town of Davie Comprehensive Plan and to maintain, protect, and encourage the continuance of a productive agricultural community in Davie by ensuring that developments are buffered from existing agricultural uses.

Land Development Code (Section 12-310), review for vacation or abandonment of Right-of-Way.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

The petitioner (Pillar Consultants, Inc.) proposes to vacate existing fifteen (15) foot right-of-way (Per P.B. 2, PG. 17 D.C.R.) (See attached sketch and legal description).

Significant Development Review Agency Comments

The following comments represent significant comments made by the Development Review Committee as part of the review process.

Landscaping:

1. Staff recommends that continuous native hedges be planted the entire length of the vacation strip and that a native 12 foot canopy tree be planted a minimum of every 30 feet apart to serve as a buffer between the trail and the houses. The plan should be approved by the Town Landscape Division.

Engineering Division:

1. Vacation of a 15 ft road right-of-way is not recommended. The existing 15 ft right-of-way must remain as a tree buffer between the adjacent recreational trail to the South and the Oaks Hollow Estates boundaries for lots 7-13 to the North.

Staff Analysis

The following information is staff's analysis based on the criteria established in the Town of Davie's, Land Development Code, Section 12-310(A)(1) for vacation applications:

- (a) It will adversely affect access to neighboring properties.

Presently, there are no plans for roadway construction within this right-of-way, nor was there a need for roadway improvements identified in the recently adopted Local Road Master Plan (LRMP) for this location. However, the LRMP addresses future vacations not listed to be considered based on the following:

"The goal of any roadway alignment should be to improve accessibility of the area and reduce reliance on a single roadway for access, provide east-west and pedestrian connectivity, and reduce emergency response time to the area."

The proposed right-of-way vacation to give the 15 foot road right-of-way to single-family property owners will make the possibility of a future connection remote. In addition, the proposed vacation will not significantly reduce maintenance expenses for the Town since the abutting trail will still need to be maintained.

- (b) It will be in conflict with the public interest.

This vacation of the right-of-way to allow seven property owners of single-family lots extra square footage to their property is not for the public interest but for the sole benefit of the subject property owners. However, because there is already sufficient area for the recreational trail, and there is currently no identifiable need for the subject 15 foot area, the proposed vacation does not appear to be in conflict with the public interest. While members of staff and Open Space Advisory Committee have expressed a desire to require that the 15 foot area continue to provide a vegetated buffer between the houses and the trail, it should be recognized that the area will not be under the control of a single entity (i.e. Home Owner's Association) but rather with each individual lot owner.

Staff Recommendation

1. Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Open Space Advisory Committee Recommendation

At the July 28th, 2008 Open Space Advisory Committee meeting, a motion was made by Mr. Burgess, seconded by Mr. Greenbaum, to support vacating the right-of-way on the southern boundary of Oak Hollow Estates, subject to the Declaration of restrictive Covenant in the public record on each property, providing that no native trees are

remove, no invasive exotic plants are installed, and no fence or structures are installed within the fifteen-foot property vacated to the property owner. In a voice vote, the motion passed with Ms. Greck opposed.

Planning and Zoning Board Recommendation

At the August 27, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to table to September 10, 2008. In a voice vote, with Mr. Busey being absent, all voted in favor. **(Motion carried 4-0)**

Town Council Action

Exhibits

1. Justification Letter
 2. Sketch and Description of Public Right-of-Way to be vacated
 3. Mail-out Radius Map
 4. Mail-out
 5. Correspondence
 6. Future Land Use Plan Map
 7. Aerial, Zoning, and Subject Site Map
-

Prepared by: _____

Reviewed by: _____

File Location: P&Z\Development Applications\Applications\VA_Vacation\VA_06\VA 11-1-06 Oak Hollow

Exhibit 1 (*Justification Letter*)

PILLAR

CONSULTANTS

November 21, 2006

INC.

MR. DAVID ABRAMSON, Planner III Lic. #QB-0015697

Town of Davie
Development Services Department,
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

RE: **Oak Hollow Estates – Vacation of Right-of-Way,
Section 23, Township 50, Range 40 East - Town of Davie, Broward County, Florida**
PILLAR Job No. 06001

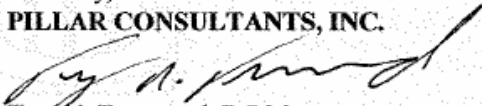
Dear Mr. Abramson:

Our clients and we believe that the requested Vacation of Right-of-Way is justified for the following reasons:

1. The existing 15 foot Right-of-Way was recorded as part of the "Florida Fruit Lands Company's Subdivision No. 1", as recorded in plat book 2, page 17 of the public records of Dade County.
2. The existing 15 foot Right-of-Way is not currently used as a thoroughfare, nor does it provide any public access or services to adjacent properties.
3. There is an existing 12 foot utility easement and 40 foot recreational trail easement, south of the 15 foot Right-of-Way, lying within the "Imagination Farms East" plat, as recorded in plat book 164, page 23 of the public records of Broward County. Therefore the area will not be needed for those purposes.

Should you have any questions, please do not hesitate to contact me.

Sincerely,
PILLAR CONSULTANTS, INC.


Troy N. Townsend, P.S.M.
Director of Surveying

General Contracting • Design/Build • Construction Management
Consulting Engineers • Planners • Surveyors
5230 SOUTH UNIVERSITY DRIVE, SUITE 104 • DAVIE, FLORIDA 33328 • OFFICE 954-680-6533 • FAX 954-680-0323

Exhibit 2 (*Sketch and Description of Public Right-of-Way to be vacated*)



GENERAL CONTRACTING • LIC #QB-0015697
 DESIGN / BUILD • CONSTRUCTION MANAGEMENT
 CONSULTING ENGINEERS • PLANNERS • SURVEYORS
 LB #7024

5230 SOUTH UNIVERSITY DRIVE, SUITE 104
 DAVIE, FLORIDA 33328
 OFFICE: 954-680-6533 • FAX: 954-680-0323

— SKETCH AND DESCRIPTION —

NOTE: THIS IS NOT A SURVEY.

SEE ATTACHED SKETCH

DESCRIPTION: RIGHT-OF-WAY VACATION

THE SOUTH 15.00 FEET OF THE EAST 1290.71 FEET OF THE WEST 1320.71 FEET OF SECTION 23, TOWNSHIP 50 SOUTH, RANGE 40 EAST, BEING A 15.00 FOOT RIGHT-OF-WAY AS RECORDED IN "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 19,360.89 SQUARE FEET (0.44 ACRES) MORE OR LESS.

LEGEND:

P.B. — PLAT BOOK
 PG. — PAGE
 B.C.R. — BROWARD COUNTY RECORDS
 D.C.R. — DADE COUNTY RECORDS
 U.E. — UTILITY EASEMENT
 D.E. — DRAINAGE EASEMENT

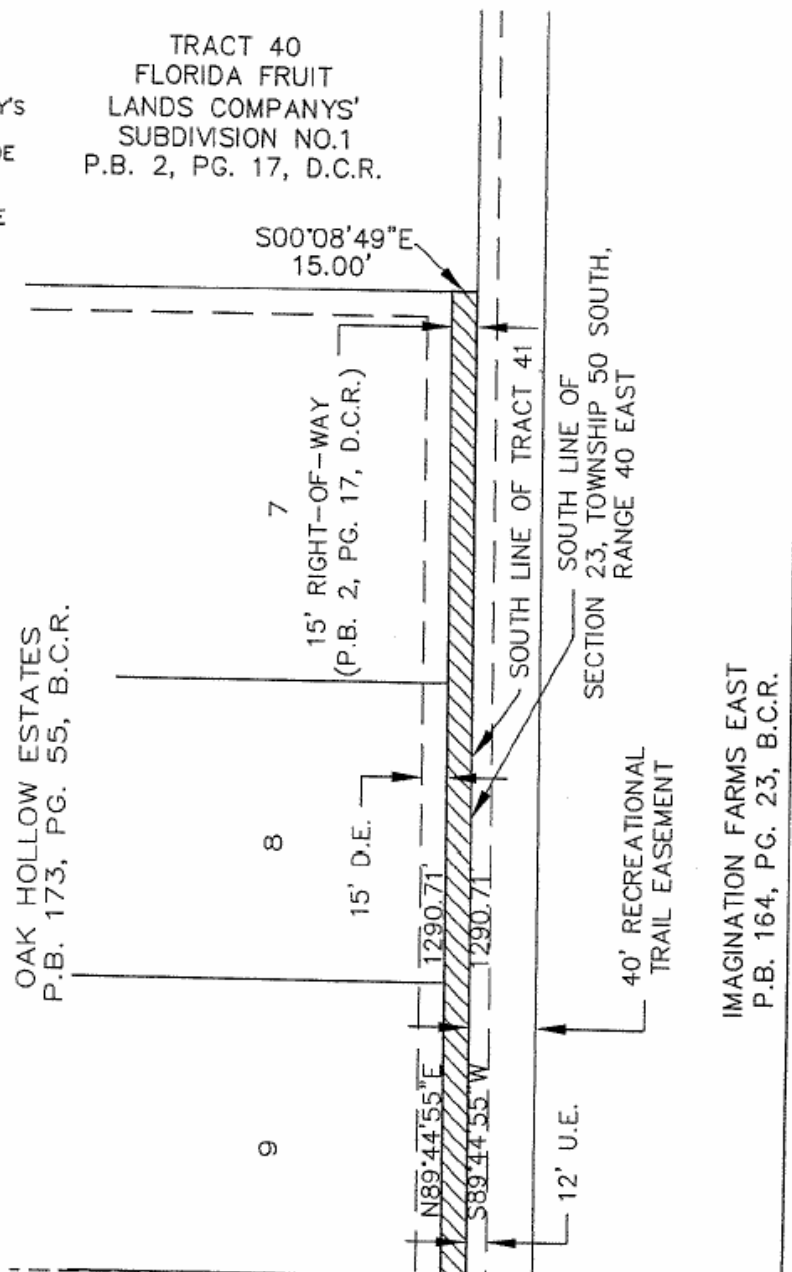


Exhibit 3 (*Mail-out Radius Map*)

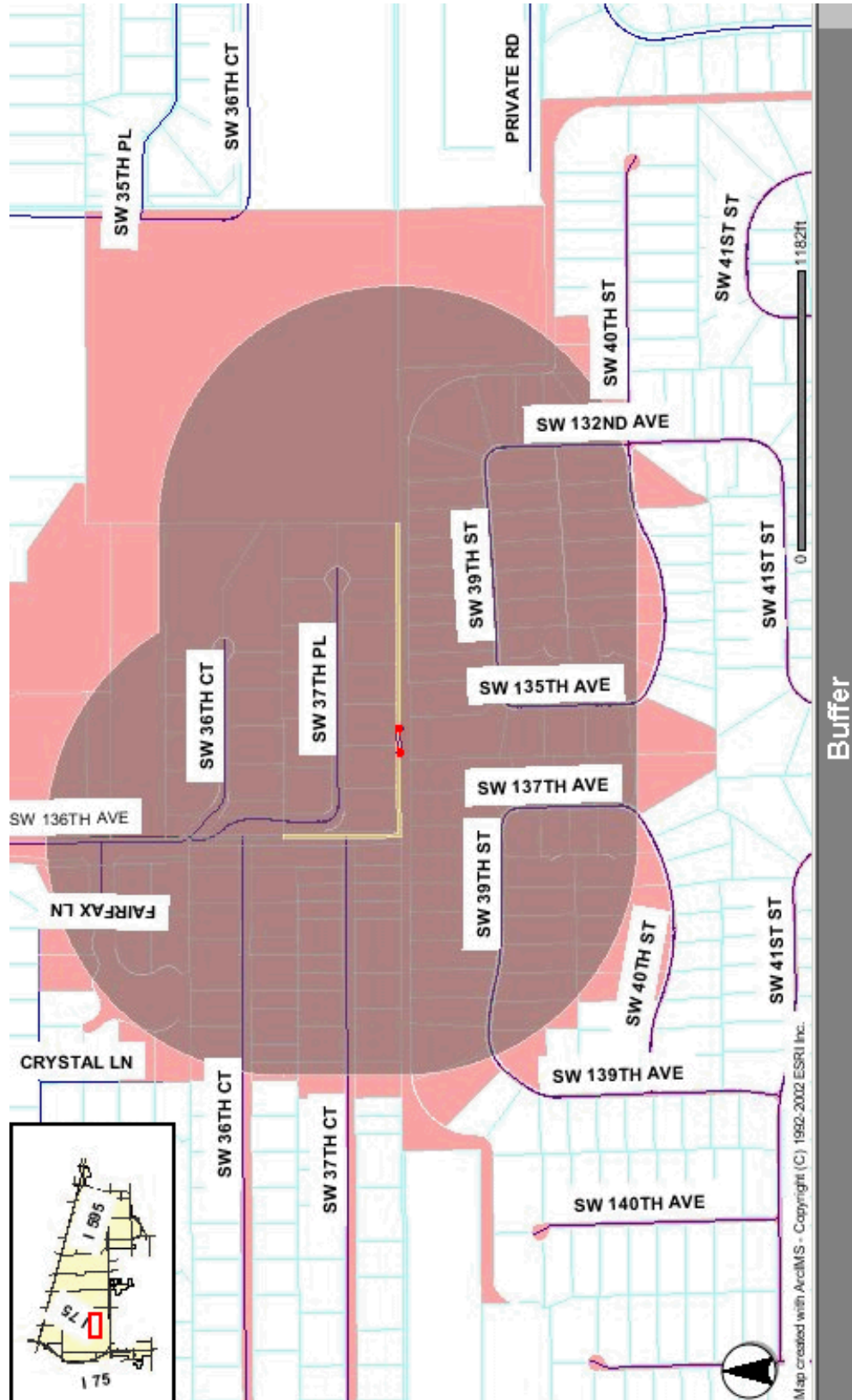


Exhibit 4 (*Mail-out*)

VA 11-1-06
ABBOTT,SCOTT &
ABBOTT,JORI
13421 SW 36 CT
DAVIE FL 33330

VA 11-1-06
ADAMS,MARIA E
13161 SW 40 ST
DAVIE FL 33330

VA 11-1-06
ALBA,VICTOR &
MITTET,ROBERT
815 VERONA LAKE DR
WESTON FL 33326

VA 11-1-06
ALMONTE,WILLIAM & MARLENY
3550 FAIRFAX LANE
DAVIE FL 33330

VA 11-1-06
AMANN,ROBERT J
3910 SW 132 AVE
DAVIE FL 33330

VA 11-1-06
ANDERSON,JAMES W & SVETLANA
13882 SW 39 ST
DAVIE FL 33330

VA 11-1-06
ANNUNZIATA,FRED J & MARIA M
3501 FAIRFAX LN
DAVIE FL 33330-4628

VA 11-1-06
AURIEMMA,JOHN E
13621 SW 36 CT
DAVIE FL 33330-1501

VA 11-1-06
BAGGETT,V & MARJORIE
13715 SW 36TH CT
DAVIE FL 33330-1503

VA 11-1-06
BAKER,JIMMY
3450 FAIRFAX LANE
DAVIE FL 33330-4627

VA 11-1-06
BANKS,RONALD & BARBARA
13601 SW 37TH CT
DAVIE FL 33330-1507

VA 11-1-06
BARR,MARGO REV TR
BARR,DANIEL A TRSTEE
13323 SW 40 ST
DAVIE FL 33330

VA 11-1-06
BASELICE,JOSEPH A & BARBRA B
13842 SW 39 ST
DAVIE FL 33330

VA 11-1-06
BAZIN,ROY F
13247 SW 40 ST
DAVIE FL 33330

VA 11-1-06
BORBOUSE,VINCENT &
SIRAVO-BORBOUSE,JODI
13274 SW 39 ST
DAVIE FL 33330

VA 11-1-06
BORGHI,GEORGE A
WINKLER,CHRISTINA M
13881 SW 39 ST
DAVIE FL 33330

VA 11-1-06
BOWMAN,THOMAS & TERRY
13700 SW 36TH CT
DAVIE FL 33330-1504

VA 11-1-06
BRASSINGTON,MICHAEL F JR TR
1935 NW 167 TER
PEMBROKE PINES FL 33028

VA 11-1-06
BRENDA DI IOIA REV LIV TR
DI IOIA,BRENDA TRSTEE
3924 SW 139 AVE
DAVIE FL 33330

VA 11-1-06
BROWARD COUNTY
BOARD OF COUNTY COMMISSIONERS
115 S ANDREW'S AVE
FORT LAUDERDALE FL 33301-1801

VA 11-1-06
BROWN,TROY & KARIN T
13243 SW 39 ST
DAVIE FL 33330

VA 11-1-06
BRUMANT,SHELANDA & RONNIE
250 DELAVAN AVE
NEWARK NJ 07104

VA 11-1-06
C & C DEVELOPMENT LLC
12555 ORANGE DR STE 108
DAVIE FL 33330

VA 11-1-06
CARLTON ESTATES H O A
C/O GERALD M CHANIN
211 E 70 ST
NEW YORK NY 10021

VA 11-1-06
CARLTON ESTATES H O A
17801 NW 2ND AVE
MIAMI FL 33169-5029

VA 11-1-06
CARTER,HOWARD & JACQUELIN
13630 SW 36 CT
DAVIE FL 33330

VA 11-1-06
CENTRAL BROWARD WATER CONTROL
DISTRICT
8020 STIRLING ROAD
HOLLYWOOD FL 33024

VA 11-1-06
CHAMORRO,LUIS A & ANNA M
3930 SW 132 AVE
DAVIE FL 33330

VA 11-1-06
CHEN,JOHNNY & SOPHIA
13862 SW 39 ST
DAVIE FL 33330

VA 11-1-06
CONLEY,JEFFREY
13771 SW 36TH CT
DAVIE FL 33330-1503

VA 11-1-06
CORTES,JOSE I & YAMILA
13298 SW 39 ST
DAVIE FL 33330

VA 11-1-06
COTARELO,GEORGE L & FELICIA
931 NW 179 AVE
PEMBROKE PINES FL 33029

VA 11-1-06
CROFT,MARK A & VILMA
3953 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
CRUZ,JOSE M & ALMA E
3451 FAIRFAX LANE
DAVIE FL 33330-4629

VA 11-1-06
CUESTA,KATHLEEN
13370 SW 39 ST
DAVIE FL 33330

VA 11-1-06
DAVIS,THOMAS S & MAUREEN
13651 SW 37TH CT
DAVIE FL 33330-1507

VA 11-1-06
DECKELBAUM,MARC & MELISSA
13750 SW 37 CT
DAVIE FL 33330-1510

VA 11-1-06
DELGADO,LINDA MARIE
3985 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
DIAZ,DAGOBERTO
5230 SW 115 AVE
DAVIE FL 33330

VA 11-1-06
DUPONT,ALAIN & MONIQUE
3935 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
EIDELSTEIN,RAFAEL C & VELQUIZ
13831 SW 40 ST
DAVIE FL 33330

VA 11-1-06
ELLIS,JOHN DEAN & MARY
FRANCES
13670 SW 36TH CT
DAVIE FL 33330-1502

VA 11-1-06
FERIA,RAFAEL A & MARIA
3908 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
FERNANDEZ,ANTONIO H &
ZORALDA
13250 SW 39 ST
DAVIE FL 33330

VA 11-1-06
FLETCHER,KAREN
3551 FAIRFAX LANE
DAVIE FL 33330-4628

VA 11-1-06
FRADE,LISA
1706 SW 108 TER
DAVIE FL 33324

VA 11-1-06
G L M REAL ESTATE INVESTMENTS
INC
5155 SW 192 TER
DAVIE FL 33332

VA 11-1-06
GARNER,JAMES R & DORIENNE L
13223 NW 40 ST
DAVIE FL 33330

VA 11-1-06
GHANI,ABDOOL B & NAZEELA
13299 SW 40 ST
DAVIE FL 33330

VA 11-1-06
GLENN,SUSAN K
13801 SW 36 CT
DAVIE FL 33330-1505

VA 11-1-06
GORDON,ARTHUR L & SHERRIE S
13801 SW 39 ST
DAVIE FL 33330

VA 11-1-06
GREENE,RICHARD P & REGINA L
3972 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
GURIDI,EDUARDO &
HICKS,PEGGY S
13481 SW 36 CT
DAVIE FL 33330

VA 11-1-06
GUTIERREZ,WILLIAM F JR & DENISE
13822 SW 39 ST
DAVIE FL 33330

VA 11-1-06
HERDEAN,NICOLAE & F
HERDEAN,DANNIELA
3959 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
HERNANDEZ,BRIGITTE M &
LOPEZ-SANTINI,JUAN
1019 NW 130 TER
FORT LAUDERDALE FL 33323

VA 11-1-06
HERNANDEZ,JOSEFINA &
MONTILVA,WILMER & CATHERINE
810 BRIAR RIDGE RD
WESTON FL 33327

VA 11-1-06
HICKS,JOHN M & GLENDA D
2750 SW 121 AVE
DAVIE FL 33330

VA 11-1-06
HICKS,JOHN M & GLENDA D
13351 SW 36 CT
DAVIE FL 33330-4685

VA 11-1-06
HICKS,MICHAEL JOHN
13541 SW 36 CT
DAVIE FL 33330

VA 11-1-06
HICKS,RODNEY W
13300 SW 36 CT
DAVIE FL 33330

VA 11-1-06
HICKS,RYAN O'NEAL & LORI
13540 SW 36 CT
DAVIE FL 33330

VA 11-1-06
HINTZ,BRYAN C &
HINTZ,LEAH M
13675 SW 36 CT
DAVIE FL 33330-1501

VA 11-1-06
HOSANG,IVA & AUDREY
13222 SW 39 ST
DAVIE FL 33330

VA 11-1-06
IMAGINATION FARMS COMM ASSN INC
12505 ORANGE DR STE 906
DAVIE FL 33330

VA 11-1-06
JOHN,CHERIAN P & MARIAMMA
13803 SW 40 ST
DAVIE FL 33330

VA 11-1-06
JOHNSTON,ANGELA S &
JOHNSTON,ERIC D
7421 SW 7 ST
PLANTATION FL 33317

VA 11-1-06
JONES,MARVEL NAUREAN
13785 SW 40 ST
DAVIE FL 33330

VA 11-1-06
KAUFMAN,JEFFREY N & TRACY
13221 SW 39 ST
DAVIE FL 33330

VA 11-1-06
KHAVANIN,GHASEM
13420 SW 36 CT
DAVIE FL 33330

VA 11-1-06
KOPPENHAVER,STEPHEN & ALEIDA
13265 SW 39 ST
DAVIE FL 33330

VA 11-1-06
KORN,CHRISTOFER & DONNA
PILGER
13360 SW 36 CT
DAVIE FL 33330

VA 11-1-06
LEEDS,MICHAEL D & KELLY A
13650 SW 40 ST
DAVIE FL 33330

VA 11-1-06
LEVERETT,E & MARGIE
13600 SW 37TH CT
DAVIE FL 33330-1508

VA 11-1-06
LI,WEI & MEI
13802 SW 39 ST
DAVIE FL 33330

VA 11-1-06
MAHER,DAVID &
MAHER,DEBORAH
13631 SW 37TH CT
DAVIE FL 33330-1507

VA 11-1-06
MAHMOODI,SAEED A
3950 SW 132 AVE
DAVIE FL 33330

VA 11-1-06
MARTIN,JAMES J REV TR
13845 SW 40 ST
DAVIE FL 33330

VA 11-1-06
MARTIN,RICHARD M & SUSAN Y
3958 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
MAXFIELD,RICHARD D
13690 SW 36TH CT
DAVIE FL 33330-1502

VA 11-1-06
MAXWELL,CHRISTINA VICTORIA &
MAXWELL,JOHN TODD
1583 SW 191 AVE
PEMPROKE PINES FL 33029

VA 11-1-06
MCFADDEN,JOHN J III & NANCY E
3933 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
MELERO,ANTONIO & ILEANA M
3909 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
MILLER,JESS E & SHARI
13305 SW 39 ST
DAVIE FL 33330

VA 11-1-06
MORENO,ALAN &
MORENO,LORIE
13733 SW 39 ST
DAVIE FL 33330

VA 11-1-06
MOSS,MATTHEW & DONNA
13611 SW 37 CT
DAVIE FL 33330-1507

VA 11-1-06
MOYER,RONALD EDWARD & JESSICA &
ALVAREZ,DELEIDE & ZORAIDA
595 SW 200 TER
PEMBROKE PINES FL 33029

VA 11-1-06
NEWMAN,DENISE & JAMES
3973 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
NICHOLS,KENNETH R &
TROPININA,JOULIA R
8 KEEFER ROAD
* ST CATHERINES ON CD L2M 7N9

VA 11-1-06
NORWOOD,BRIDGET &
NORWOOD,DARYL
3552 CRYSTAL LANE
DAVIE FL 33330-4660

VA 11-1-06
OAK HOLLOW ESTATES HOA
% C & C DEVELOPMENT LLC
12555 ORANGE DR #108
DAVIE FL 33330

VA 11-1-06
PAPASTAVROS, ARGYROULA C
TRSTEE
2730 SW 131 TER
DAVIE FL 33325

VA 11-1-06
PAPASTAVROS, ARISTOTLE D
TRSTEE
2730 SW 131 TER
DAVIE FL 33325

VA 11-1-06
PATEL, LATABEN S & SITARAM J
13833 SW 39 ST
DAVIE FL 33330

VA 11-1-06
PEREZ, RENE E & CHRISTINA J
3934 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
PICARELLO, JOHN J & JOAN L
13287 SW 39 ST
DAVIE FL 33330

VA 11-1-06
PIERRO, MICHAEL JR & MICHELE
13346 SW 39 ST
DAVIE FL 33330

VA 11-1-06
PLA, ENRIQUE A & MAYRA L
13204 SW 40 ST
DAVIE FL 33330

VA 11-1-06
PRATT, TERRY RHYS
13650 SW 36 CT
DAVIE FL 33330-1502

VA 11-1-06
REISS, RICHARD & DEBORAH
3993 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
RICARD, WILLIAM B JR & JESSICA R
1879 NW 141 AVE
PEMBROKE PINES FL 33028

VA 11-1-06
ROBINSON, ERIC
ROBINSON, RUBY E
13141 SW 40 ST
DAVIE FL 33330

VA 11-1-06
RODRIGUEZ, JORGE I & TRACY M
3932 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
RODRIGUEZ, NELSON & LIZETTE R
3952 SW 135 AVE
DAVIE FL 33330

VA 11-1-06
SADOUGH, SAEID
SADOUGH, AROUSHA S
13769 SW 39 ST
DAVIE FL 33330

VA 11-1-06
SCHNEEBAUM, SYLVIA
BLANK, CHARLES & LYN
13734 SW 39 ST
DAVIE FL 33330

VA 11-1-06
SCHOFFEL, ROBERT & DEBRA
13121 SW 40 ST
DAVIE FL 33330

VA 11-1-06
SENISES, SIOMARA
3500 FAIRFAX LANE
DAVIE FL 33330-4628

VA 11-1-06
SHARP, W E & KATHERINE P
13661 SW 37TH CT
DAVIE FL 33330-1507

VA 11-1-06
SHINABERRY, KENT D & CHRISTINA
13817 SW 40 ST
DAVIE FL 33330

VA 11-1-06
SHINN, CHRISTOPHER &
SHINN, JINEAL
13361 SW 36 CT
DAVIE FL 33330

VA 11-1-06
SIMMONS, LOWELL L II &
CATHERINE
13801 SW 37 CT
DAVIE FL 33330

VA 11-1-06
SIMMS, ROBIN E
13761 SW 37 CT
DAVIE FL 33330-1509

VA 11-1-06
SMITH, OLIVER D & HELEN T
13353 SW 39 ST
DAVIE FL 33330

VA 11-1-06
SMITH, SERGIO & LISA
13849 SW 39 ST
DAVIE FL 33330

VA 11-1-06
STAMILE, BRUCH & NANCY G
13273 SW 40 ST
DAVIE FL 33330

VA 11-1-06
SWINDLING, STANLEY W JR &
SWINDLING, EILEEN L
13700 CARLTON DR
DAVIE FL 33330-4634

VA 11-1-06
TANNEN, WILLIAM H & TERRY L
3984 SW 137 AVE
DAVIE FL 33330

VA 11-1-06
TEMPKINS, PHIL & DEBRA COHN
3911 SW 139 AVE
DAVIE FL 33330

VA 11-1-06
TODD, DONALD F & INGRID
MARCELA
3970 SW 132 AVE
DAVIE FL 33330

VA 11-1-06

TUCKER,WANDA KAY
TUCKER,ROY EDWARD
13780 SW 37 CT
DAVIE FL 33330-1510

VA 11-1-06

ULRICH,ROBERT J & SANDRA L
13347 SW 40 ST
DAVIE FL 33330

VA 11-1-06

WHITE,KELWYN L
DOUGLAS,TRACEY D
13865 SW 39 ST
DAVIE FL 33330

VA 11-1-06

WHITTAKER,JONATHAN M & STACY
3992 SW 135 AVE
DAVIE FL 33330

VA 11-1-06

WILLIAMSON,NATHANIEL &
WILLIAMSON,TAMMI
13534 SW 37 PL
DAVIE FL 33330

VA 11-1-06

WILLIS,DANIEL & ELLEN L
13799 SW 39 ST
DAVIE FL 33330

VA 11-1-06

WILLOUGHBY,ROY & JACKIE L
13375 SW 39 ST
DAVIE FL 33330

VA 11-1-06

WOODLIEF,LOUIS H & MADELINE M
13800 SW 37 CT
DAVIE FL 33330

VA 11-1-06

XIE,JIANBO & KUN WU
13815 SW 39 ST
DAVIE FL 33330

VA 11-1-06

YALE MORTGAGE CORP
4100 NE 2 AVE #206
MIAMI FL 33137

VA 11-1-06

YANCEY,PAUL A & CYNTHIA
13710 SW 36 CT
DAVIE FL 33330-1504

VA 11-1-06

YANCEY,PAUL A CYNTHIA
13710 SW 36 CT
DAVIE FL 33330-1504

VA 11-1-06

ZACHARIASZ,MELISSA G REV LIV TR
ZACHARIASZ,RYSZARD M TRSTEE
13331 SW 39 ST
DAVIE FL 33330

VA 11-1-06

ZULUAGA,CARLOS E
ZULUAGA,LAURA LEE
13322 SW 39 ST
DAVIE FL 33330

Exhibit 5 (*Correspondence*)

TO: Town of Davie

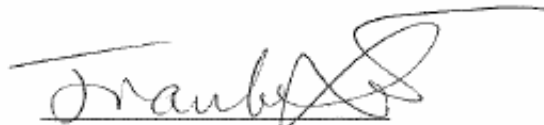
6591 Orange Drive, Davie FL 33314
Broward County, Florida

RE: VA 11-1-06 Oak Hollow (Vacation Application).

We, JIANBO XIE & KUN WU, of 13815 SW 39th Street, Davie FL 33330, City of Broward County State of Florida.

Do hereby **OPPOSE** the " request to vacate an existing fifteen(15) foot right-of-way along the south line of Section 23, Township 50, at Oak Hollow Estates Plat, along lots 7 through 13".

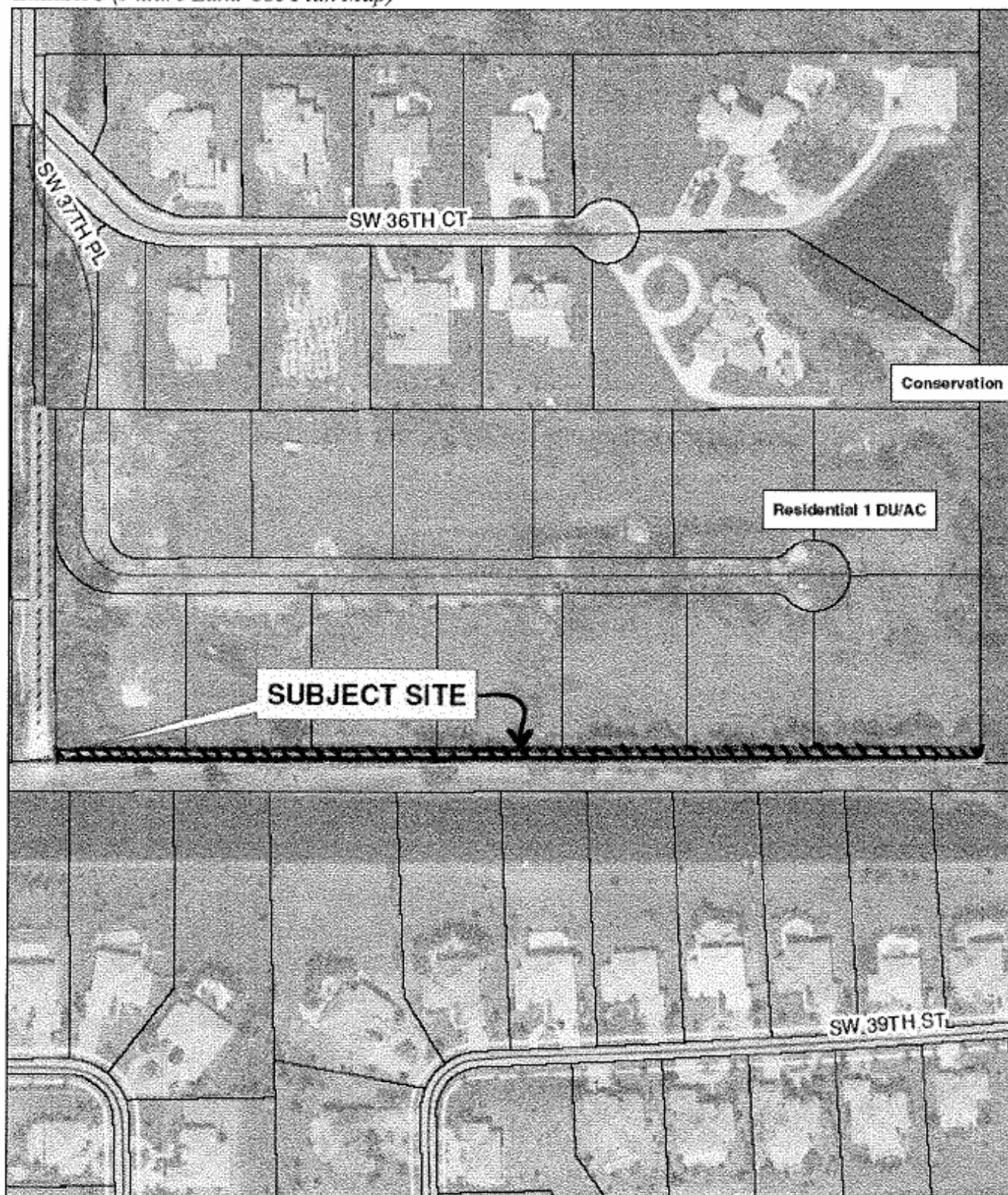
Shall you have any question, please contact us via us postal mail.


JIANBO XIE


KUN WU

08-21-2008
Date

Exhibit 6 (*Future Land Use Plan Map*)



Date Flown:
12/2004

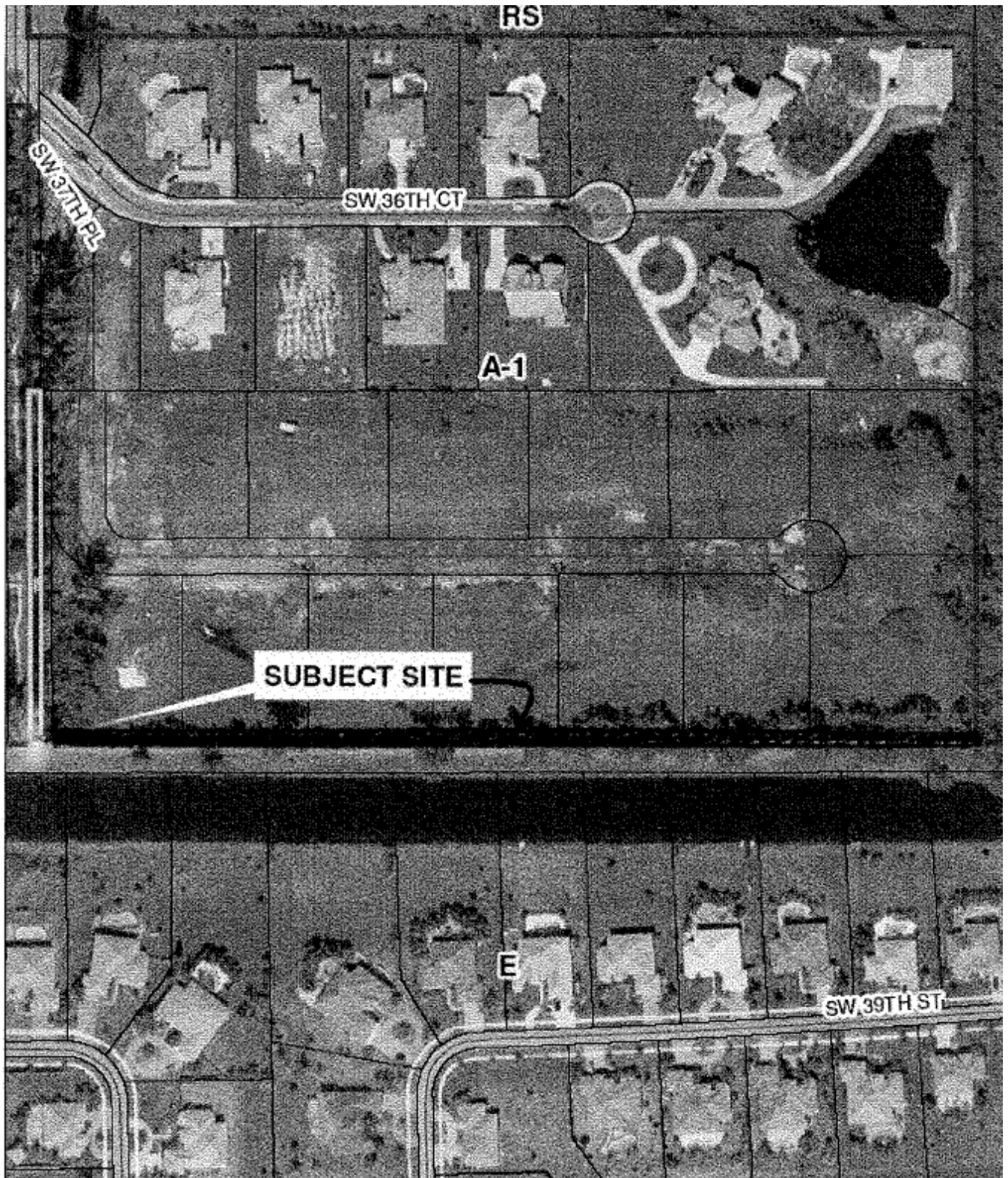


Prepared by the Town of Davie GIS Division

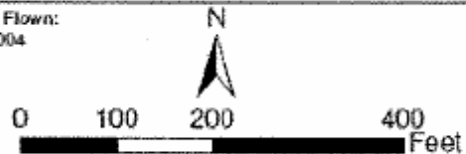
Vacation of Right of Way VA 11-1-06 Future Land Use Map

Prepared by: ID
Date Prepared: 4/2/07

Exhibit 7 (*Aerial, Zoning, and Subject Site Map*)



Date Flown:
12/2004



Prepared by the Town of Davie GIS Division

Vacation of Right of Way
VA 11-1-06

Zoning and Aerial Map

Prepared by: ID
Date Prepared: 4/2/07

MEMORANDUM

PZ 9-3-08

TO: Mayor and Town Council

THROUGH: Gary Shimun, Town Administrator
Marcie Nolan, AICP, Acting Development Services Director
David Quigley, AICP, Planning & Zoning Manager

FROM: Lise Bazinet, Planner II

DATE: September 5, 2008

Re: VA 11-1-06/Oak Hollow(Vacation Application)

REQUEST:

The petitioner (Pillar Consultants, Inc.) is requesting that the above referenced item, currently scheduled on the September 17, 2008 Town Council meeting be tabled to October 1, 2008.

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the July 28th, 2008 Open Space Advisory Committee meeting, a motion was made by Mr. Burgess, seconded by Mr. Greenbaum, to support vacating the right-of-way on the southern boundary of Oak Hollow Estates, subject to the Declaration of restrictive Covenant in the public record on each property, providing that no native trees are remove, no invasive exotic plants are installed, and no fence or structures are installed within the fifteen-foot property vacated to the property owner. In a voice vote, the motion passed with Ms. Greck opposed.

At the August 27, 2008 Planning and Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Ms. Turin, to table to September 10, 2008. In a voice vote, with Mr. Busey being absent, all voted in favor. **(Motion carried 4-0)**

JUSTIFICATION:

The petitioner is requesting to table this item to be able to confer with their clients based on the staff report prepared by staff.

PILLAR CONSULTANTS, INC.

Consulting Engineers, Planners, Surveyors, Construction Management, General Contracting

5230 South University Drive – Suite 104

Davie, Florida 33328

Phone (954) 680-6533 Fax (954) 680-0323

September 8, 2008

LISE BAZINET, Planner II

797-1103

Town of Davie

797-1204

Development Services Department,

Planning and Zoning Division

6591 Orange Drive

Davie, Florida 33314

Office: 954-

Fax: 954-

RE: **Oak Hollow Estates lots 7-13** – VA 11-1-06
PILLAR Job No. 06001

Dear Ms. Bazinet:

Due to our request for deferral to a later Planning & Zoning meeting for this project, we would also like to request a deferral from the September 17th Town Council meeting to the October 1st Town Council meeting.

Thank you.

Sincerely,

PILLAR CONSULTANTS, INC.

Troy N. Townsend, P.S.M.

Director of Surveying